



Contact :

8149204599 / 8329814917

Shri Vyanktesh Trust

(Reg. No.E 8230/Pune, Dated - 16/07/2018)

Flat No- 19/A/9, Sr. No.125/1A/1A1/1/1 Build. No. 9, Padmamnabham Tirupati Nagar, Warje, Pune - 411058

Registered Lease Deed Of Shri Vyanktesh Trust



Original/Duplicate

पृष्ठ सं. : 394

Regn.: 39M

पावती क्रं.: 3150 दिनांक: 16/02/2023

गावाचे नाव: वारजे

दस्तऐवजाचा अनुक्रमांक: हवल13-2883-2023

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: शानू रणछोडदास पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2360.00

पृष्ठांची संख्या: 118

एकूणः

रु. 32360.00

આપણાસ મૂઠ્ઠા દસ્તા, થંબનેલ પ્રિંટ, સૂચી-૨ અંદાજે

3:29 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.52058000 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 2342700/-

सह. दुय्यम निबंधक, हवेली-13
(वही, डी, वही, वही)

सह. दुखम निबंधक (वर्ग-३)

हवेली क्र. १३, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1502202313419 दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1502202313367 दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015384742202223E दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:

मुळ दस्त स्कॅनिंग करून
पस्त केला.



16/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 13

दस्त क्रमांक : 2883/2023

नोदणी :

Regn:63m

गावाचे नाव : वारजे

(1) विलेखाचा प्रकार भाडेपट्टा
(2) मोबदला 0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 52058000



(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे वारजे येथील स न 125 हिस्सा न 1अ /1अ /1/1/1 यांसी एकूण क्षेत्र 1 हे 31.80 आर अधिक पोटखराबा 2 हे 64 आर या पैकी यांसी प्लॉट न 6 आणि प्लॉट न 7 यांसी क्षेत्र 00 हे 20.68 आर या जमीन मिळकतीवरील प्लॉट न 7 वरील इमारतीमधील बेसमेंट, लोवर ग्राउंड, अप्पर ग्राउंड, पहिल्या मजला व दुसऱ्या मजला यांसी एकत्रित बांधकाम क्षेत्र 690 चौ . मी मंजूस 7424.4 चौ . फूट (अभिनिर्णीत दस्त न 1120/2022 दिनांक 15/2/2023 अन्वये अभिनिर्णय केलेला आहे) (Survey Number : 125/1अ/1अ/1/1/1 ;)

(5) क्षेत्रफळ

1) 0.2068 हेक्टर . आर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- श्री ब्रॅकटेश ट्रस्ट तर्फे अध्यक्ष संजीव दत्तात्रय कुलकर्णी वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एफ ९, न १९अ, स न १२५/१अ/१अ/१/१/१ इमारत न ९ पद्मनाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- ACEPK2881M
2): नाव:- श्री ब्रॅकटेश ट्रस्ट तर्फे मॅनेजिंग विश्वस्त / सचिव जयलक्ष्मी संजीव कुलकर्णी वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एफ ९, न १९अ, स न १२५/१अ/१अ/१/१/१ इमारत न ९ पद्मनाभम, तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- AOLPK5010R

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- शानू रणछोडदास पटेल वय:- 79; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ७ तिरुपती नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- AAZPP7943E

(9) दस्तऐवज करून दिल्याचा दिनांक 16/02/2023

(10) दस्त नोंदणी केल्याचा दिनांक 16/02/2023

(11) अनुक्रमांक, खंड व पृष्ठ 2883/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 2342700

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

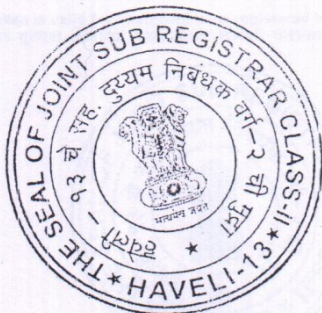
(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील अभिनिर्णीत दस्त केस नं 1120/2022 अन्वये मुशु वसुल

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्ता सोबतची प्रत / नवकल

श्री. शानू पटेल
दिनांक 16/2/2023

सह. दुय्यम निबंधक वर्ग-२ हवेली क्र. १३



Scanned with OKEN Scanner



CHALLAN
MTR Form Number-6



GRN	MH015384742202223E	BARCODE	Date		15/02/2023-17:59:03	Form ID
Department		Inspector General Of Registration				
Registration Fee		TAX ID / TAN (If Any)				
Type of Payment		Ordinary Collections IGR				
PAN No.(If Applicable)		AAZPP7943E				
Office Name		HVL1_HAVELI NO1 SUB REGISTRAR				
Full Name		SHANU RANCHOD PATEL				
Location		PUNE				
Flat/Block No.		S N 125/1A/1A/1/1/1 WARJE-PUNE				
Year		2022-2023 One Time				
Account Head Details		Amount In Rs.				
0030063301 Amount of Tax		30000.00				
Road/Street		WARJE PUNE				
Area/Locality		WARJE PUNE				
Town/City/District						
PIN		4 1 1 0 5 8				
Remarks (If Any)		SecondPartyName=SHRI VYENKTESH TRUST-				
Amount In		Thirty Thousand Rupees Only				
Total		30,000.00				
Words						
Payment Details		IDBI BANK				
FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN Ref. No. 69103332023021523334 2793060848				
Bank Date		RBI Date 15/02/2023-18:00:09 Not Verified with RBI				
Cheque/DD No.		Bank-Branch IDBI BANK				
Name of Bank		Scroll No. , Date Not Verified with Scroll				
Name of Branch						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
कॉटर चालन केवल दृष्टम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताखती लागू आहे. नोंदणी न करावयाच्या दस्ताखती सदर चालन लागू नाही.

Mobile No. : 9890502975



ह व ल-१३		
2023	9	995
२०२३		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1502202313367	Date 15/02/2023
Received from SHANU RANCHOD PATEL , Mobile number 9890502975, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name IBKL	Date 15/02/2023
Bank CIN 10004152023021512280	REF No. 2816943206
This is computer generated receipt, hence no signature is required.	



ह व ल-१३		
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२०२३		



CHALLAN
MTR Form Number-6

9/908



GRN	MH0141378220223M	BARCODE			Date	23/01/2023-09 21:31	Form ID	
Department				Inspector General Of Registration				
Non-Judicial Stamps				Payer Details				
Type of Payment				Duty on doc Voluntarily brought for Adjud IGR RoM				
Office Name				PND1_JT DISTT REGISTRAR PUNE URBAN				
Location				PUNE				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.				
0030051701 Amount of Tax				2342700.00				
Premises/Building				Road/Street				
				6 and 7 Tirupatinagar Warje				
Area/Locality				Warje Pune				
Town/City/District								
PIN				4 1 1 0 5 8				
Remarks (If Any)				Adjudication Case No. 120/2022				
				ह व ल-१३				
				2513 3 98				
				2023				
Amount In				Twenty Three Lakh Forty Two Thousand Seven Hundred				
Words				Rupees Only				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				Ref. No.				
69103332023013012263				722177477				
Bank Date				RBI Date				
30/01/2023-14:30:49				31/01/2023				
Name of Bank				IDBI BANK				
Name of Branch				Scroll No. , Date				
				100 , 31/01/2023				
Department ID :				Mobile No. :				
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.				8149204599				
सदर चालान केवल दयाग निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तऐवजासाठी सदर चालान लागू नाही.								
Signature Not Verified								
Digital signed by DS								
DIRECTORATE OF								
ACCOUNTS AND								
TREASURIES, MUMBAI 02								
Date: 2023.02.01 11:25:46								
IST								
Reason: GRAS Secure								
Doc. Ref. No.								
Location: India								
Sr. No.	Defacement No.		Defacement Date		Userld		Defacement Amount	
1	000724669220223		01/02/2023-11:25:43		IGR002		2342700.00	
Total Defacement Amount							23,42,700.00	



हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम,
अन्वये असलेल्या नियमान्वये निर्गमित केलेले
आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी
अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी
अधिनियम, 1908, च्या अधिनियमातील
तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी, पुणे शहर

Received Adjudication Fee RS. (100/-)
Vide e-Challan GRN No - MH012854922202223E
Dated - 28/12/2022.

Collector of Stamps
Pune City



M.V / Consideration Rs.....5,20,56,000/-

Office of the,
Collector of Stamps, Pune City

Case No. Adj1120/2022

Date:- 29/12/2022.

Received from..... Shanu Ranchod Patel

Residing at.....

Stamp duty of Rs (23,42,700 /- Twenty Three Lakh Forty
Two Thousand Seven Hundred Rupees Only)

Vide e-Challan GRN No - MH014137822202223M

Dated :- 23/01/2023.

Certified Under Section 32 of the Maharashtra Stamp Act

That the full duty of Rs (23,42,700 /- Twenty Three Lakh
Forty Two Thousand Seven Hundred Rupees Only)

With which this instrument chargeable as been paid vide
Article..... 36 (iv) With 25 (b)of Schedule.

This Certificate is subject to the provisions of section 53(A)
Of the Maharashtra Stamp Act.

Place :- Pune

Date :- 15 /02/2023.

Collector of Stamps
Pune City



ह व ल-१३		
213	४	११८
२०२३		

3/30e

LEASE DEED

This Lease Deed is made and executed on this 16 day
of Feb Month, year Two Thousand and Twenty
Two at Pune.



ह व ल-१३		
२०३	५	११८
२०२३		

Mr. Shanu Ranchod Pare

Age about 78 Years, Occ: Retiree

R/at: 7, Tirupati Nagar, Warje, Pune-411058



Hereinafter collectively referred to as the 'LESSOR',
(which expression shall unless repugnant to or
inconsistent with the context shall include, meaning his
legal heirs, representative, administrators, executors,
successors, transferees and assigns) of the **FIRST**
PART.

AND

SHRI VYANKTESH TRUST, a public charitable trust
registered under Bombay Public Trusts Act, 1950
bearing No.E-8230 and having its registered office at
F.9, No. 19A, S.No. 125/1A/1A/1/1/1 BLDG No.9,
Padmanabham Tirupati Nagar, Warje, Pune-411058,
represented by its Chairman / Managing Trustee and
Secretary -

1) Mr.Sanjeev Dattatray Kulkarni,
Chairman and Managing Trustee

Age: 56 Years, Occ: Business

2) Mrs.Jaylaxmi Sanjeev Kulkarni,

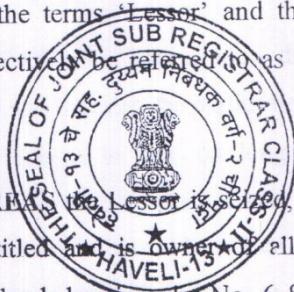
Secretary and Managing Trustee

Age: 49 Years, Occ: Teacher

4/90e

Hereinafter referred to as the 'LESSEE', (Which expression shall unless repugnant to or inconsistent with the context shall include, meaning its present and trustees and permitted assigns) of the **SECOND PART**

WHEREAS the terms 'Lessor' and the 'Lessee shall hereafter collectively be referred to as 'parties' in this Lease Deed.



ह व ल-१३		
203	0	99
2023		

AND WHEREAS the Lessor is ~~seized~~ possessed of or otherwise entitled and is owner of all that piece and parcel of the lands bearing plot No. 6 & 7 admeasuring total of 2,680 Sq. Mtrs (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune (which Land is more particularly described in the **Schedule-A**, hereunder written and together hereinafter referred to as the "Entire premises".



And the Lessee wants to Lease the total constructed area of 690 Square Meters (7427 Sq. Ft.) which property is more particularly described in the **Schedule - B**, hereunder written and together hereinafter referred to as the "Leased premises"

AND WHEREAS Lessor has represented that the Lessor is sufficiently entitled to the leased premises and Lessee being satisfied about the same after due verification, the Lessee has agreed to take the Leased premises on Lease;

AND WHEREAS the Lessee herein desires / intends to run the educational activities including institute / school and other related activities, was in the search of suitable place for their institute / school. Upon getting

6/20e

information about availability of the Leased premise owned and possessed by the Lessor, approached to the Lessor with a request to grant the Leased premise owned and possessed by him on long lease to the Lessee to run the school on the said premises;

AND WHEREAS after having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said Leased premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his said Leased premises on long lease to the Lessee to run Educational Institute / School, in accordance with the terms and conditions set-forth in this Deed hereunder;

NOW THIS LEASE WITNESSETH AS FOLLOWS:

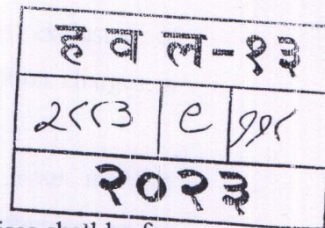
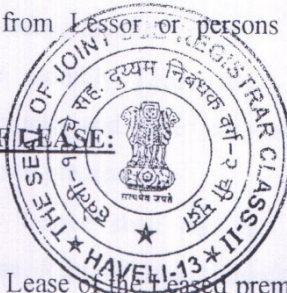
The Lessor hereby on this day grants to the Lessee all the Leased admeasuring constructed area of 690 Square Meters (7427 Sq. Ft.) by way of Lease for a period of 30 (Thirty) years from the date of commencement of Lease to the Lessee on the following terms and conditions for the use and enjoyment of the Leased premises during the tenure of the Lease without any let or hindrance from Lessor or persons claiming through or under him.

PERIOD OF LEASE:

1

- 1.1 The Lease of the Leased premises shall be for a period of 30 (Thirty) years from the date of commencement of Lease i.e. from 2021 till 2050.

2 . RENEWAL OF LEASE:



e/90e

2.1. The Lessor may in its discretion renew the Lease of the Leased premises for further period on mutually agreed terms. Provided, the Lessee shall notify the Lessor in writing to that effect one(1) year prior to the expiry of the preceding term of Lease.

2.2. The renewal of the Lease as aforesaid shall be evidenced by a fresh Lease Deed to be executed between the parties and registered at the cost of the Lessor and Lessee equally.

3. LEASE RENT AND PAYMENT

3.1. That in consideration of Lessor granting Lease of the Leased premises to the Lessee herein in terms of this Lease Deed, the Lessee shall pay the Lessor, a sum of Rs.3,00,000/- (Rupees Three Lakh Only) per month exclusive of Goods and Service Tax towards monthly Lease Rent of Rs. 2 lakh and Rs. 1 lakh towards the fully furnished infrastructure of building provided by the Lessor during the Lease period starting from the date of commencement of Lease.

3.2. The monthly Lease Rent is exclusive of electricity and water consumption charges in Leased premises.

3.3. The Lessee shall pay the Lessor monthly Lease Rent of the Leased premises every month on or before the 15th day of every English calendar month (Due Date) from the school fees collected. In case of delay in payment of Lease Rent, an interest of 12% per annum shall be charged on delayed payments, after 30 days from the due date till the date of actual payment.

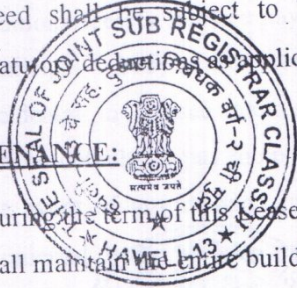
ह व ल-१३		
५३	११	११
२०२३		

3.4. The sign of lease deed mandates the chairman and secretary to make the provision of payment and pay the rent in time if delayed both should be held responsible.

3.5. The Monthly Lease Rent payable in this Lease Deed shall be subject to TDS and Other Statutory deductions as applicable.

4. MAINTENANCE:

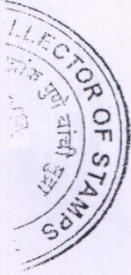
4.1 During the term of this Lease Deed, the Lessee shall maintain the entire building, premises and all the common areas of the entire Building and its premises at its own cost.



ह व ल-१३		
253	23	99
2023		

5. ELECTRICITY CHARGES AND WATER CONSUMPTION CHARGES:

5.1. The Lessee shall pay and discharge the charges for consumption of electricity in the Leased premises for which separate meters are provided. The Lessee shall also pay charges of water consumption. The Lessee shall make timely payments towards charges for consumption of electricity and water.



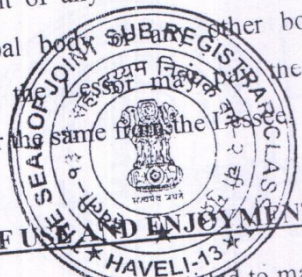
6. GOODS AND SERVICE TAX:

6.1. The Lessee shall pay and discharge GST in relation to Lease of the Leased premises granted in favour of the Lessee. The Lessor is not liable or responsible for payment of the aforesaid GST. The Lessee shall pay and discharge GST in relation to Lease of the Leased premises in favour of the Lessor along with Lease Rent. The Lessor is liable or responsible for payment of the aforesaid GST to the competent authority.

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7. PROPERTY TAXES:

7.1. The Lessee shall pay and discharge property taxes, assessments and levies including periodical increases and enhancements and additional cesses that are payable to the local municipal body and other authorities incidental in Leased premises. In case the Lessee defaults to pay the property taxes or in the event of any demand made by the local municipal body and other body to the Lessor, the Lessor may pay the same and recover the same from the Lessee.



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8. NATURE OF USE AND ENJOYMENT

8.1. The Lessee shall be entitled to make use of the Leased premises for running and conducting education activities, institute and/or school and/or for other necessary infrastructure related to educational activities to fulfill the intention / aim of the Lessee relating to education only.

8.2. The Lessee shall be entitled to run and conduct their educational institute and/or school in the name of "Shri Shanu Patel Primary, Secondary and Higher Secondary School" in any/both medium and shall not be entitled to change the said name during the lease period.

8.3. The intellectual property rights like, business name or trade name of the Lessee shall vest exclusively with the Lessee and the Lessor shall have no right to use the same. It is agreed and confirmed by and between the Parties that, the Lessee can put and affix its signage



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indicating its business name or trade name at the Leased premises. The size of the signage will be mutually agreed upon by the Parties. The Lessor shall provide pylon to affix signage in the Leased premises at no additional costs.

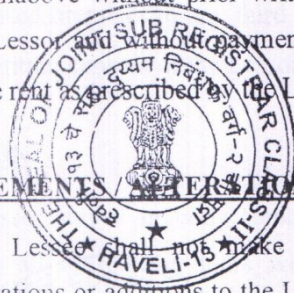
8.4. The Lessee shall not use or permit to be used the Leased premises or portions thereof for any other purpose other than mentioned hereinabove without prior written consent of the Lessor and without payment of additional lease rent as prescribed by the Lessor.

9. IMPROVEMENTS / ALTERATIONS:

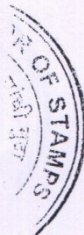
9.1. The Lessee shall not make any structural alterations or additions to the Leased premises without prior written consent of the Lessor. The Lessee however is entitled to effect temporary internal modifications, partitions and other improvements depending upon the needs of the Lessee from time to time during the Lease period and its occupation. The Lessee shall be entitled to at its cost to furnish the Leased premises with necessary fittings, furniture and fixtures, partitions and design its interiors, furnish the Leased premises with air-conditioners, fixtures, fittings, furniture, cabling for networking and power cabling.

10. REPAIRS AND MAINTENANCE:

10.1 The Lessee shall keep and maintain the Leased premises in good and tenantable condition throughout its occupation. Any repairs of the leased premises (minor and



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major) shall be attended and completed by the Lessee at its cost.

- 10.2 The Lessee shall at its cost colour wash or distemper inside the Leased premises as and when it deems fit.

11. SUBLETTING:

The Lessee shall not Sub-let/Sub-Lease with the lease granted, either in whole or in part of the Leased premises to any third party without prior written consent of the Lessor.

12. INSPECTION:

The Lessor and/or anybody authorized by him shall at all reasonable hours with prior intimation be enabled to inspect the leased premises.

13. COMPLAINTS

- 13.1 The Lessee shall comply with all the terms and conditions of this Lease. If there is a breach of any condition by the Lessee so far as it relates to the performance of the covenants herein contained, the Lessor shall call upon the Lessee with Two(2) months' notice to rectify the breach and on the Lessee's failure/default, the Lessor may rectify the breach and recover the cost of the same from Lessee but Lease cannot be terminated before expiry of Lease period subject to Clause No.21.2 of this Agreement.

14. LESSOR'S COVENANTS:

The Lessor covenants with the Lessee as follows:-



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14.1 That, Lessor is the lawful owner and has good right, title and power to grant this Lease of the Leased premises to the Lessee.

14.2 That the Lessor alone is the absolute owner of the Leased premises and his/her/its title to the same is clear and marketable and free from all encumbrances as aforesaid and is entitled to grant Lease of the Leased premises;

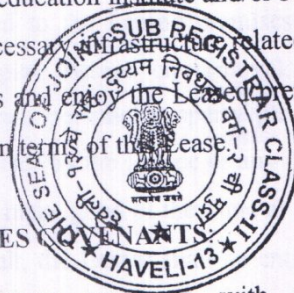
14.3 That the Lessor has not entered into any arrangement or agreement of sale, Lease, Lease of the Leased premises or any part thereof with any person or party.

14.4 The Lessee paying the Lease Rent hereby and performing and observing the covenants herein contained on its part to be observed and performed shall and may hold and enjoy the Leased premises during the said term/s without any interruption by the Lessor or any other person claiming through or under Lessor.

14.5 The Lessor shall always co-operate with the Lessee and furnish any consents, permissions, no-objections, as would be required for obtaining any approval, sanction, permission from any statutory, governmental or local authority for obtaining any amenities or facilities or for the Lessee to run and conduct education institute and/or school and/or for other necessary infrastructure related to educational activities and enjoy the Leased premises as Lessee thereof in term of this Lease.

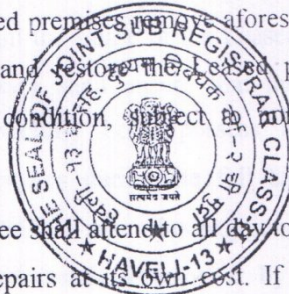
15. LESSEES COVENANTS

The Lessee covenants with the Lessor as follows:-



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- 15.1 The Lessee represents that the Leased premises will be used lawfully as per the applicable laws, rules and regulations. The Lessee shall not carry on, nor permit to be carried on, any other activities than mentioned hereinabove in the Leased premises.
- 15.2 The Lessee shall obtain and update from time to time all necessary permissions and Licenses regarding its activities from competent authorities and shall keep the Lessor harmless and indemnified against any loss in that respect.
- 15.3 Further the Lessee shall also at its own cost and charges be at liberty to paint or otherwise decorate the interior of the Leased premises. The Lessee shall be entitled at any time during the Leased period and upon its expiry or earlier termination to remove at its cost and expense all or any of the foregoing without causing any damage to the Leased premises except normal wear and tear.
- 15.4 Further provided that Lessee shall upon vacating the Leased premises remove aforesaid fittings and fixtures and restore the Leased premises to its original condition, subject to normal wear and tear.
- 15.5 The Lessee shall attend to all day to day minor and major repairs at its own cost. If any damage is caused to the Leased premises or the fittings or any part thereof on removal of any furniture, fixtures, personal property placed in the Leased premises by the Lessee or any of them, the Lessee shall make good of the same at its own cost and in default, the Lessor shall be entitled to make good of the same at the risk and cost of the Lessee.



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16. MUTUAL COVENANTS:

The Lessor and the Lessee specifically agree for the following:

- a. The Lessee shall have access to the Leased premises for the conduct of its for running and conducting education institute and/or school and/or for other necessary infrastructure related to educational activities till the expiry of the Lease.
- b. The Lessor and the Lessee agree that on the expiry of the Lease and at the time of vacating the Leased premises the Lessee will be entitled to remove and take away all its furniture, fixtures, fittings etc., as may have been purchased or bought in the Leased premises by the Lessee from time to time.

17. INDEMNITY

- a. The Lessor warrant that he has full right and authority to execute this Lease Deed and to grant the Lease of the Leased premises and Lessor shall ensure that the Lessee shall peacefully hold, possess and enjoy the premises during the full term of the this without any interruption, disturbance, or demands whatsoever by the Lessor or other person(s) on behalf of the Lessor. The Lessor shall indemnify the Lessee with to any loss that may be sustained by the Lessee in the event of the Property title of Lessor found defective resulting in interference of the activities of the Lessee or any loss that may be sustained for any whatsoever by which there would be an interference in the activities of the Lessee.

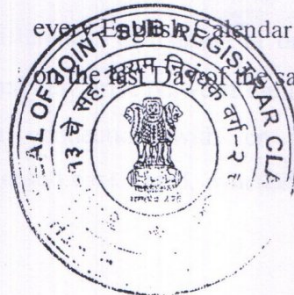
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Likewise, the Lessee shall indemnify the Lessor with respect to any loss that may be sustained by the Lessor in the event of the damage caused to the Leased premises by negligent act of Lessee, subject to normal wear and tear and said damages not covered under the Insurance.

- b. The Lessee shall keep the Lessor, harmless and indemnified against any loss, damages, expenses, claims, actions that the Lessor may suffer on account of any non-compliance or illegal activity. The Lessee shall also indemnify and keep indemnified the Lessor against all actions, proceedings, suits, claims, demands, losses, damages, costs, charges, and expenses incurred or suffered by them as a reason of any non-observance or non-performance of any such rules, regulations or provisions of law by the Lessee.
- c. The Lessor shall have a right to mortgage the Leased Premises to any financial institution or Bank and avail loan subject to the rights of Lessee under this Agreement. The Lessee shall not raise any objection for the same.

18 COMMENCEMENT OF LEASE AND TERMINATION:

- 18.1 The Lease month shall be English Calendar Month and shall commence from first day of every English Calendar Month and shall end on the last Day of the same month.



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19 DISRUPTION IN THE ACTIVITY OF THE LESSEE

19.1 If there is any hindrance/obstruction/Disruption in the activity of the Lessee, which results into complete or partial stoppage of work or business activity of the Lessee for reasons of any force major event, civil unrest, civil commotion, accident, strike, Lockout, Court orders, Government order etc., the Leased premises becomes non-operational then in such event, the payment of Lease Rent shall be postponed till restoration of its activities and parties may mutually decide terms of the payment of the lease for the said period. However, in any case, the lease rent of the said period shall not be waived off.

20 GENERATOR & UPS

20.1 The Lessee shall have all rights to install Generator and/or UPS for backup. UPS to be installed inside the Leased premises and Generator installation will be done only at a designated place provided by the Lessor.

21 JURISDICTION / DISPUTE RESOLUTION:

21.1 This Lease Deed shall be governed and construed in accordance with the laws of India and the courts in Pune shall have exclusive jurisdiction over all disputes occurring between the parties under this Lease Deed. If any dispute or differences of opinion or difference of any kind that may arise between the Lessor and the Lessee in connection with or arising out of this Lease/Lease Deed, whether before or after the

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termination of the Lease, it shall be subject to the jurisdiction of Pune courts.

22 AMENDMENTS / MODIFICATIONS:

22.1 Notwithstanding any other agreement, Lease or exchange of letters or discussions hitherto exchanged between the parties in the matter of Lease of the Leased premises, the terms of this Lease Deed alone shall prevail and bind the parties.

22.2 No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Lease Deed and signed by the duly authorized representatives of both the parties.

23 COMPLETE LEASE

23.1 The parties acknowledge that this Lease Deed is the complete Lease Deed. This Lease Deed supersedes prior agreements and representations between the parties, whether written or oral. Any such prior arrangements are cancelled as at this Date, without prejudice to any rights, which have already accrued to either of the parties.

24 NOTICE FOR SERVICE:

24.1 The Lessor agrees that all demands letters, communications, notices required to be issued under this Lease to it may be issued by registered Post acknowledgement due on following address:-

Mr. Shanu Ranchod Patel
R/at: 7, Tirupati Nagar, Warje,
Pune-411058

- 24.2 All notices required to be issued to the Lessee shall be deemed to have been validly issued if delivered under acknowledgement at the office of the Lessee or sent by courier addressed to:-

Shri Vyanktesh Trust,
Registered office at: F.9, No. 19A,
S.No. 125/1A/1A/1/1/1 BLDG No.9,
Padmanabham, Tirupati Nagar, Warje,
Pune-411058

25 STAMP DUTY:

- 25.1 The Lessor and Lessee shall pay equally the cost of the stamp duty and registration for this Lease Deed.



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26 CUSTODY:

- 26.1 The Certified True Copy from the Registrar's office of this Lease Deed shall be with the Lessee and the original copy thereof with the Lessor.

27 HEADING:

- 27.1 The heading to various clauses hereinabove are given for sake of convenience and they should not in any manner either govern or interpret the actual wordings of the contract.

SCHEDULE-A

(Description of Entire Premises)

All that piece and parcel of the lands bearing plot Nos. 6 and 7 admeasuring 2,680 Sq. Mtrs. (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune and bounded as under:

On or East : By Pt.No. 5
On or South : By S.No.6
On or West : By Pt.No.8
On or North : By common Rd.

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SCHEDULE-B

(Description of the Leased Premises)

Total leased admeasuring constructed Area of 690
Square Meters (7427 Sq. Ft.) situated at S. No.
125/1A/1A/1/1/1, Tirupati Nagar, Warje, Tal: Haveli,
Dist: Pune is the Leased Premises.

IN WITNESS WHEREOF, the Parties have executed
this Lease Deed as of the date first written above.

(LES



Mr. Shanu Ranchod Patel (LESSOR)

(LESSEE) - FOR SHRI VYANKTESH TRUST (LESSEE)



1 Mr. Sanjeev Dattatray Kulkarni
(Chairman and Managing Trustee)



2 Mrs. Jayalaxmi Sanjeev Kulkarni
(Secretary and managing Trustee)

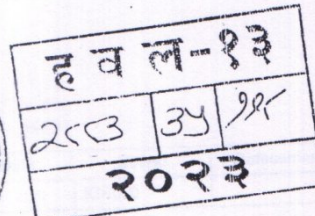
WITNESSES:

1) Sign.

Mr. Mahadev M. Jadav
Principal
Shri Shanu Patel Primary, Secondary, And
Higher Secondary School, Warje Pune- 58

2) Sign.

Mr. Samadhan V. Paul
Warje, Pune

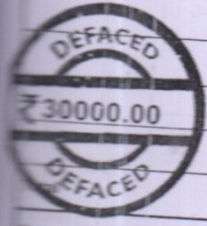




CHALLAN
MTR Form Number-6



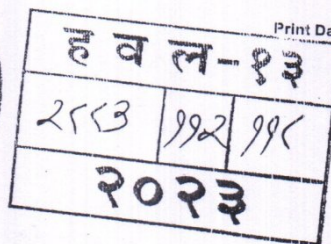
GRN	MH01538474220223E	BARCODE	Date 15/02/2023-17:59:08		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Registration Fee Ordinary Collections IGR		TAX ID / TAN (If Any)		
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		PAN No.(If Applicable)	AAZPP7943E	
Location	PUNE		Full Name	SHANU RANCHOD PATEL	
Year	2022-2023 One Time		Flat/Block No.	S N 125/1A/1A/1/1/1 WARJE PUNE	
Account Head Details	Amount In Rs.	Premises/Building			
300063301 Amount of Tax	30000.00	Road/Street	WARJE PUNE		
		Area/Locality	WARJE PUNE		
		Town/City/District			
		PIN	4 1 1 0 5 8		
		Remarks (If Any)	SecondPartyName=SHRI VYENKTESH TRUST-		
		Amount In Words	Thirty Thousand Rupees Only		
	30,000.00				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	69103332023021520334	2793060848	
Cheque/DD No.	Bank Date	RBI Date	15/02/2023-18:00:09	Not Verified with RBI	
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No. , Date	Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9890502975
चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(RS)-331-2883	000767239720223	16/02/2023-15:12:39	IGR020	30000.00
Total Defacement Amount					30,000.00



Print Date 16-02-2023 03:18:36



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1502202313367

Receipt Date 16/02/2023

Received from SHANU RANCHOD PATEL, Mobile number 9890502975, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2883 dated 16/02/2023 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 15/02/2023

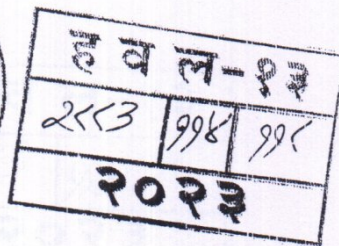
Bank CIN 10004152023021512280

REF No. 2816943206

Deface No 1502202313367D

Deface Date 16/02/2023

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1502202313419

Receipt Date 16/02/2023

Received from SHANU RANCHOD PATEL, Mobile number 9890502975, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 2883 dated 16/02/2023 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.

DEFACED

₹ 360

DEFACED

Payment Details

Bank Name IBKL

Payment Date 15/02/2023

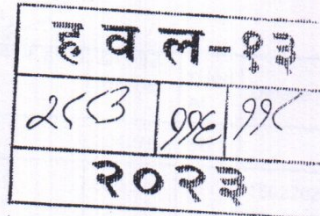
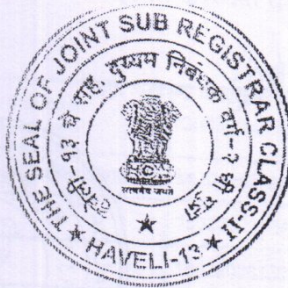
Bank CIN 10004152023021512324

REF No. 2816944192

Deface No 1502202313419D

Deface Date 16/02/2023

This is computer generated receipt, hence no signature is required.



331/2883

गुरुवार, 16 फेब्रुवारी 2023 3:12 म.नं.

दस्त गोषवारा भाग-1

दस्त क्रमांक: हवल 13 /2883/2023

हवल 13 90/1/2023
दस्त क्रमांक: 2883/2023

वाजार मुल्य: रु. 5,20,58,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 23,42,700/-

ड. नि. सह. ड. नि. हवल 13 यांचे कार्यालयात

अ. क्र. 2883 वर दि. 16-02-2023

रोजी 3:06 म.नं. वा. हजर केला.

पावती: 3150

पावती दिनांक: 16/02/2023

सावरकरगाराचे नाव: शामू रणछोडदास पटेल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2360.00

पृष्ठांची संख्या: 118

एकुण: 32360.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-13

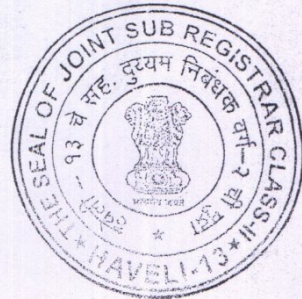
दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 16 / 02 / 2023 03 : 06 : 30 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 02 / 2023 03 : 09 : 44 PM ची वेळ: (फी)

सह दुय्यम निबंधक, हवेली-13



दि. 16.2.2023

Skullcaeni

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दस्त गोपवारा भाग-2

हवल 13

दस्त क्रमांक: 2883/2023

दस्त क्रमांक: हवल 13/2883/2023

दस्ताचा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: शानू रमछोडदास पटेल पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 3 तिरुपती नगर बारजे पुणे, महाराष्ट्र, पुणे. पिन नंबर: AAZPP7943E	मालक वय :- 79 स्वाक्षरी:-		
2	नाव: श्री व्यंकटेश ट्रस्ट तर्फे अध्यक्ष संजीव कुलकर्णी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. एक 9, न 19अ, स न 124/1अ/1अ/1/1/1 इमारत न 9, पद्मनाभम, तिरुपती नगर बारजे पुणे, महाराष्ट्र, पुणे. पिन नंबर: ACEPK2881M	भाडेकरू वय :- स्वाक्षरी:-		
3	नाव: श्री व्यंकटेश ट्रस्ट तर्फे मॅनेजिंग विश्वस्त / सचिव जयलक्ष्मी संजीव कुलकर्णी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. एक 9, न 19अ, स न 124/1अ/1अ/1/1/1 इमारत न 9, पद्मनाभम, तिरुपती नगर बारजे पुणे, महाराष्ट्र, पुणे. पिन नंबर: AOLPK5010R	भाडेकरू वय :- स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकरीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 16 / 02 / 2023 03 : 13 : 24 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: वकील किशन पांडुरंग मांजरे
वय: 36
पत्ता: कुडजे हवेली पुणे
पिन कोड: 411023

छायाचित्र

अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ: 16 / 02 / 2023 03 : 14 : 00 PM

सह दुय्यम निबंधक, हवेली-13

प्रमाणित करण्यात येते की या दस्तास एकूण 99 पाने आहेत.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	0007246692202223	MH01413782	2342700	SD		
2		DHC		1502202313419	360	RF	1502202313419D	16/02/2023
3		DHC		1502202313367	2000	RF	1502202313367D	16/02/2023
4		eChallan		MH015384742202223E	30000	RF	0007672397202223	16/02/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

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सह. दुय्यम निबंधक वर्ग-२ हवेली क्र. १३

दिनांक: 16/02/2023



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331/18968

Friday, October 20, 2023

4:38 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 20461

दिनांक: 20/10/2023

गावाचे नाव: बारजे

दस्तऐवजाचा अनुक्रमांक: हवेली-13-18968-2023

दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: शानू रणछोडदास पटेल

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00


पृष्ठांची संख्या: 18

एकूण:

रु. 460.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:57 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, हवेली-13
(व्ही. डी. कासबाई)

बाजार मूल्य: रु.0.01 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र.१३, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023209912692 दिनांक: 20/10/2023

वैकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009823269202324E दिनांक: 20/10/2023

वैकचे नाव व पत्ता:

मुळ दस्त स्कॅनिंग करून
परत केला.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



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20/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 13

दस्ता क्रमांक : 18968/2023

नोदणी :

Regn.63m

यावाचे नाव : वारजे

- (1) विलेखाचा प्रकार 65-चुक दुसरी पत्र
(2) मोबदला 0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0.01

- (4) मू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन :- इतर माहिती: दुय्यम निबंधक हवेली न 13 येथील भाडेपट्टा दस्त न 2883 /2023 दिनांक 16/2/2023 रोजी नोंदणीकृत असून सदर मूळ दस्तामध्ये कालावधी मिळकतीचे वर्णन व सूची क्रमांक 2 मध्ये चुकीचे वर्णन पुढीलप्रमाणे पान न 9 ओळ न 26 व 27 व पिरियड ऑफ 30 वर्षे कॅमेन्समेंट ऑफ लीज फ्रॉम 2021 टू 2050 तसेच पान न 7 ओळ न 13, पान न 9 ओळ न 16 आणि 17, पान न 35 ओळ न 3 व 4 लिज बांधकाम क्षेत्र 690 चौ मी मंजेस 7427. चौ फूट तसेच पान मोजे वारजे येथील स न 125 हिस्सा न 1 व 1अ /1/1/1 यांसी एकूण क्षेत्र 1 हे 31.80 आर अधिक पोटखराबा 2 हे 64 आर या पैकी यांसी प्लॉट न 6 आणि प्लॉट न 7 यांसी क्षेत्र 00 हे 20.68 आर या जमीन मिळकतीवरील प्लॉट न 7 वरील इमारतीमधील बेसमेंट, लोवर ग्राउंड, अप्पर ग्राउंड, पहिल्या मजला व दुसऱ्या मजला यांसी एकत्रित बांधकाम क्षेत्र 690 चौ. मी मंजेस 7424.4 चौ. फूट असे चुकीचे वर्णन नमुद आहे. येथून पुढे सदर चुक दुसरी दस्ता प्रमाणे कालावधी, मिळकतीचे वर्णन व सूची क्रमांक 2 चे बरोबर वर्णन पुढीलप्रमाणे पान न 9 ओळ न 26 व 27 व पिरियड ऑफ 30 वर्षे कॅमेन्समेंट ऑफ लीज फ्रॉम 1 जानेवारी 2019 टू 31 डिसेंबर 2048 तसेच पान न 7 ओळ न 13, पान न 9 ओळ न 16 आणि 17, पान न 35 ओळ न 3 व 4 लिज बांधकाम क्षेत्र 690 चौ मी मंजेस 7424.4. चौ फूट जमीन मिळकती सहित तसेच पान मोजे वारजे येथील स न 125 हिस्सा न 1 व 1अ /1/1/1 यांसी एकूण क्षेत्र 1 हे 31.80 आर अधिक पोटखराबा 2 हे 64 आर या पैकी यांसी प्लॉट न 6 आणि प्लॉट न 7 यांसी क्षेत्र 00 हे 20.68 आर या क्षेत्र पैकी 690 चौ. मी या जमीन सहित यांसी प्लॉट न 7 वरील इमारतीमधील बेसमेंट, लोवर ग्राउंड, अप्पर ग्राउंड, पहिल्या मजला व दुसऱ्या मजला यांसी एकत्रित बांधकाम क्षेत्र 690 चौ. मी मंजेस 7424.4 चौ. फूट जमीन मिळकती सहित असे बरोबर नमुद करून वाचण्यात यावे ((Survey Number : 125/1A/1A/1/1/1 ;))

- (5) क्षेत्रफळ

1) 20.680 हेक्टर. आर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- श्री व्यंकटेश ट्रस्ट तर्फे अध्यक्ष संजीव दत्तात्रय कुलकर्णी बय:- 48; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इमारत न ९ पदमनाभम तिरुपतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- ACEPK2881M

2): नाव:- श्री व्यंकटेश ट्रस्ट तर्फे मॅनेजिंग विश्वस्त / सचिव जयलक्ष्मी संजीव कुलकर्णी बय:- 45; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इमारत न ९ पदमनाभम तिरुपतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- AOLPK5010R

- (8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- वानू रणछोडदास पटेल बय:- 79; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ७ तिरुपतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- AAZPP7943E

- (9) दस्तऐवज करून दिल्याचा दिनांक 20/10/2023

- (10) दस्त नोंदणी केल्याचा दिनांक 20/10/2023

- (11) अनुक्रमांक, खंड व पृष्ठ 18968/2023

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500

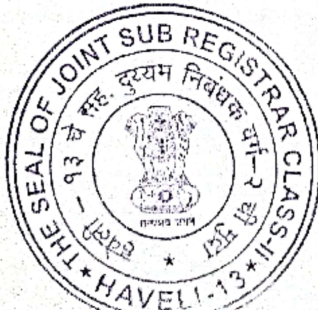
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

- (14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्ता सोबतची प्रत / नवकल

श्री. राहु पटेल
दिनांक 20/10/2023

सह. दुय्यम निबंधक वर्ग-२ हवेली क्र. १३

<http://10.10.246.39/MarathiReports/HTMLreports/HTMLReportSuchiKramank2.aspx> 10/20/2023



CHALLAN
MTR Form Number-6



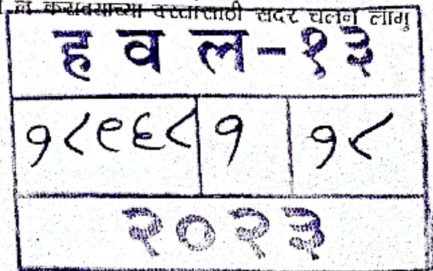
SRN	MH009823269202324E	BARCODE	Date		20/10/2023-14:59:12	Form ID	25.1
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)			
Office Name		HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		SHANU RANCHODDAS PATEL	
Location		PUNE		Flat/Block No.		S N 125/1A/1A/1/1/1 WARJE PUNE	
Year		2023-2024 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		WARJE PUNE	
0030046401 Stamp Duty		500.00		Area/Locality		WARJE PUNE	
0030063301 Registration Fee		100.00		Town/City/District			
				PIN		4 1 1 0 5 8	
				Remarks (If Any)			
				SecondPartyName=SHRI VENKTESH TRUST~			
Total		600.00		Amount In Words		Six Hundred Rupees Only	
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		69103332023102017220 2834475400	
Cheque/DD No.		Bank Date		RBI Date		20/10/2023-14:59:58 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :

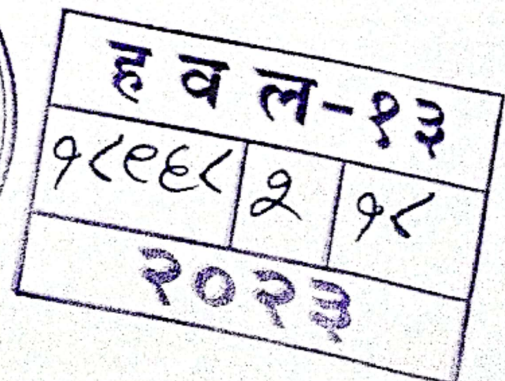
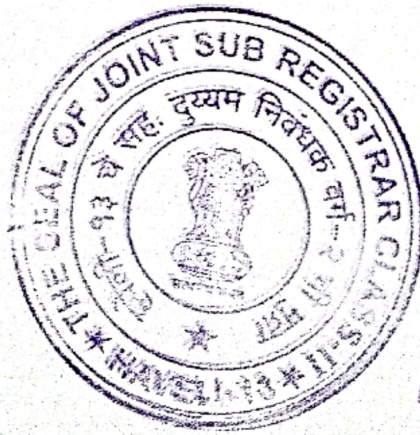
NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.

Mobile No. : 9890502975

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाचे असून नोंदणी न करता याच वरिष्ठासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023209912692	Date 20/10/2023
Received from SHANU RANCHODDAS PATEL, Mobile number 9890502975, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name IBKL	Date 20/10/2023
Bank CIN 10004152023102011987	REF No. 2864714820
This is computer generated receipt, hence no signature is required.	



CORRECTION DEED

This Correction Deed is made and executed on this day Friday date 20 in the Month of October, year Two Thousand and Twenty Three at Pune.

BETWEEN:

Mr. Shanu Ranchod Patel

Age about 79 Years, Occ: Business

R/at: 7, Tirupati Nagar, Warje, Pune-411058

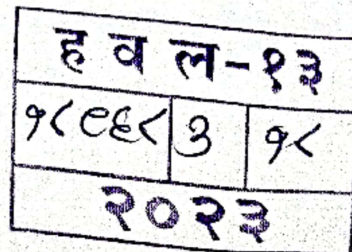
Hereinafter collectively referred to as the '**LESSOR**',
(which expression shall unless repugnant to or inconsistent with the context shall include, meaning his legal heirs, representative, administrators, executors, successors, transferees and assigns) of the **FIRST PART.**

AND

SHRI VYANKTESH TRUST, a public charitable trust registered under Bombay Public Trusts Act, 1950 bearing No.E-8230 and having its registered office at F.9, No. 19A, S.No. 125/1A/1A/1/1/1 BLDG No.9, Padmanabham Tirupati Nagar, Warje, Pune-411058, represented by its Chairman / Managing Trustee and Secretary -

1) Mr. Sanjeev Dattatray Kulkarni,
Chairman and Managing Trustee
Age: 56 Years, Occ: Business

2) Mrs. Jaylaxmi Sanjeev Kulkarni,
Secretary and Managing Trustee
Age: 49 Years, Occ: Teacher



Hereinafter referred to as the 'LESSEE', (Which expression shall unless repugnant to or inconsistent with the context shall include, meaning its present and trustees and permitted assigns) of the **SECOND PART**

WHEREAS the terms 'Lessor' and the 'Lessee shall hereafter collectively be referred to as 'parties' in this Lease Deed.

AND WHEREAS the Lessor is seized, possessed of or otherwise entitled and is owner of all that piece and parcel of the lands bearing plot No. 6 & 7 admeasuring total of 2,680 Sq. Mtrs (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune (which Land is more particularly described in the **Schedule-A**, hereunder written and together hereinafter referred to as the "**Entire premises**".

And the Lessee wants to Lease the total constructed area of 690 Square Meters (7427 Sq. Ft.) which property is more particularly described in the **Schedule - B** hereunder written and together hereinafter referred to as the "**lessee premises**".

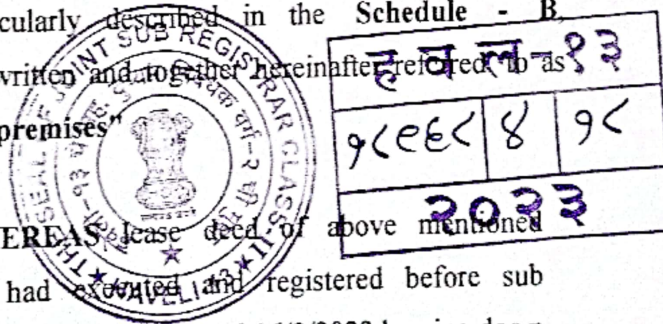
AND WHEREAS lease deed of above mentioned property had executed and registered before sub registrar Haveli no. 13 on dated 16/2/2023 bearing doc n 2883/2023 between lessor and lessee.

AND WHEREAS the said lease deed had arising mistake in period , property description and index 2 of lease deed there are following detail as follows:

A) Wrong period in lease deed

1) On page n 9 line N -26 and 27

The Lease Deed period of 30 (thirty years) from the date of



Commencement of lease i.e. From the year 2021 till 2050.

B) Correct period in lease deed

- 1) On page n 9 line 26 and 27

The Lease Deed period of 30 (thirty) years from the date of Commencement of lease i.e. From 1st January 2019 till 31st December 2048

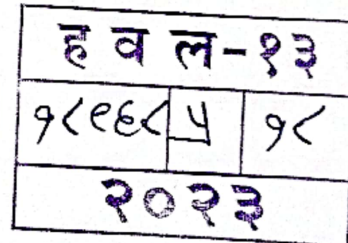
C) Wrong property description in lease deed

- 1) On page n 7 line N- 13
2) On page n 9 line -16 and 17
3) On page n 35 line -3 and 4

Leased admeasuring constructed area 690 sq.mt ie
(7427 sq .ft)

D) Correct property description in lease deed

- 1) On page n 7 line N-13
2) On page n 9 line N-16 and 17
3) On page n 35 line 3 and 4



Leased admeasuring constructed area along with its
land 690 sq. mts (7424.4 sq .ft)

E WRONG INDEX 2 PROPERTY DESCRIPTION

All that piece and parcel of the land village Warje, bearing S.
No. 125/1A/1A/1/1/1 admeasuring area 01 He 31.80 Aar
Adhik potkhraba 02 He 64 Aar bearing plot no 6 and 7
admeasuring area (20. 68 R) construction thereon basement,
lower ground, ground upper ground, first floor and second
floor admeasuring area 690 sq.mt) ie 7424.4 sq.ft.)

F CORRECT INDEX 2 PROPERTY DESCRIPTION

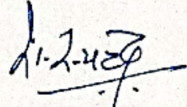
All that piece and parcel of the land village Warje, bearing S.
No. 125/1A/1A/1/1/1 admeasuring area 01 He 31.80 Aar Adhik

potkhraba 02 He 64 Aar bearing plot no 6 and 7 admeasuring area (20. 68 R) construction thereon areas basement, lower ground, upper ground, first floor and second floor along with its land admeasuring area 690 sq. mts. (7424.4 sq.ft)

The above correction arises in this correction deed and read as above mention and others terms and conditions are not changes in the said lease deed.

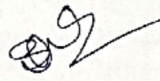
IN WITNESS WHEREOF, the Parties have executed this Correction Deed as of the date written above.



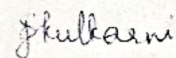

Mr. Shanu Ranchod Patel
(LESSOR)

FOR SHRI VYANKTESH TRUST
(LESSEE)



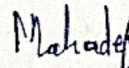

1 Mr. Sanjeev Dattatray Kulkarni
(Chairman and Managing Trustee)



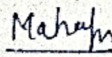

2 Mrs. Jayalaxmi Sanjeev Kulkarni
(Secretary and managing Trustee)

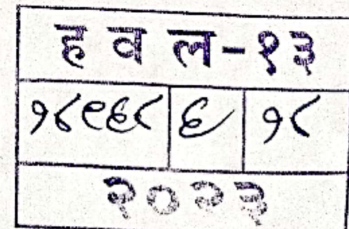
WITNESSES:

1) Sign.


Mr. Mahadev M. Jadhav
Principal
Shri Shanu Patel primary, Secondary And
Higher Secondary Schools , Warje Pune - 58

2) Sign.


Name: Mrs. Madhura Mahajan
Address: Warje, Pune.



15/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 13

दस्त क्रमांक : 2883/2023

नोदणी :

Regn:63m

गावाचे नाव : वारजे

1) विवेकाचा प्रकार

माहेपट्टा

2) नोंदणी

0

3) बाजारभावा/माहेपट्टाच्या बाबत/प्रत्येकाचा आकारणी देतो की पट्टाधार से मनुष्य करावे)

52058000



4) मू.मापन, पोटहिल्ला व परबर्जाक (असम्पात)

1) पालिकेचे नाव: पुणे न.न.पा. इतर वर्जन : इतर माहिती: गाव मीजे वारजे येथील स न 125 हिस्सा न 1 व 1/1 व 1/1/1 यांनी मजला क्षेत्र 1 हे 31.80 आर अधिक पोटखराबा 2 हे 64 आर या पैकी यांनी प्लॉट न 6 व्यापि प्लॉट न 7 यांनी क्षेत्र 00 हे 20.68 आर या जमीन मिळकतीवरील प्लॉट न 7 वरील इमारतीमधील बेसमेंट, फ्लोअर ग्राउंड, अप्पर ग्राउंड, पहिल्या मजला व दुसऱ्या मजला यांनी एकत्रित बांधकाम क्षेत्र 690 चौ. मी मंजूर 7424.4 चौ. फूट (अभिनिर्णीत दस्त न 1120/2022 दिनांक 15/2/2023 अन्वये अभिनिर्णीत केलेला आहे) (Survey Number : 125/1 अ/1 व 1/1/1 ;)

1) 0.2068 हेक्टर . आर

हेक्टर

6) आकारणी किंवा जुही देण्यात असेल का.

7) दस्तऐवज करून देणा-या/सिद्ध झालेला पत्रकाराचे नाव किंवा दिवाणी याचालकाचा हुकुमनामा किंवा प्रदेश (असम्पात, प्रतिवादिचे नाव व पत्ता .

1): नाव:- श्री अॅकटेज ट्रस्ट वॉर्क अड्डास संजीव दत्तात्रय कुलकर्णी बय:- पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एक ९, न १९अ, स न १२५/१अ/१अ/१/१/१ इमारत न ९, पद्मनाभम, तिरुपती नगर बाजरे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- ACEPK2881M
2): नाव:- श्री अॅकटेज ट्रस्ट वॉर्क मॅनेजिंग विन्धस्त/सचिव अयलभी संजीव कुलकर्णी बय:- पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- एक ९, न १९अ, स न १२५/१अ/१अ/१/१/१ इमारत न ९, पद्मनाभम, तिरुपती नगर बाजरे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- AOLPK5010R

1): नाव:- गानू रजदोडदाम पटेल बय:- 79; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 3 तिरुपती नगर बाजरे पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411058 पॅन नं:- AAZPP7943E

8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायनामाचा हुकुमनामा किंवा प्रदेश असम्पात, प्रतिवादिचे नाव व पत्ता

9) दस्तऐवज करून दिव्याचा दिनांक

15/02/2023

10) दस्त नोदणी केण्याचा दिनांक

15/02/2023

11) अनुक्रमांक, खंड व पृष्ठ

2883/2023

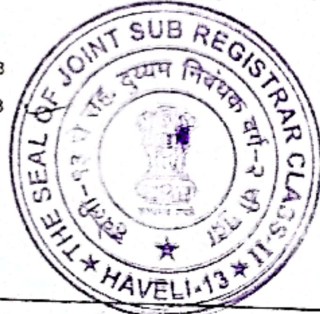
12) बाजारभावाप्रमाणे मुद्रांक शुल्क

2342700

13) बाजारभावाप्रमाणे नोदणी शुल्क

30000

4) शेरा



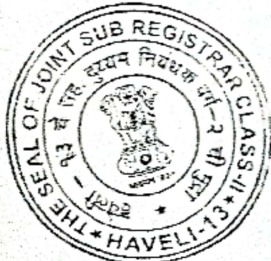
ह व ल-१३		
9666	6	96
२०२३		

याचालकाची विचारण घेतलेला स्थान:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारणाचा तपशील अभिनिर्णीत दस्त क्रमांक न 1120/2022 अन्वये मुमु वमुत

मूळ शुल्क आकारताना निवडलेला खेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्ता सोबतची प्रत/जवकल
श्री. गानू पटेल.
दिनांक 16/2/2023.
तह. दुय्यम निबंधक वर्ग-२ हवेली क्र. १३

6/2000

information about availability of the Leased premise owned and possessed by the Lessor, approached to the Lessor with a request to grant the Leased premise owned and possessed by him on long lease to the Lessee to run the school on the said premises;

AND WHEREAS after having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said Leased premises owned by the Lessor, the Lessor has accepted the request and agreed to grant his said Leased premises on long lease to the Lessee to run Educational Institute / School in accordance with the terms and conditions set-forth in this Deed hereunder;

NOW THIS LEASE WITNESSETH AS FOLLOWS:

The Lessor hereby on this day grants to the Lessee all the Leased admeasuring constructed area of 690 Square Meters (7427 Sq. Ft.) by way of Lease for a period of 30 (Thirty) years from the date of commencement of Lease to the Lessee on the following terms and conditions for the use and enjoyment of the Leased premises during the tenure of the Lease without any let or hindrance from Lessor or persons claiming through or under him.

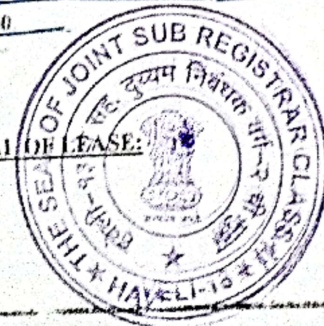
1. PERIOD OF LEASE:

1

1.1 The lease of the Leased premises shall be for a period of 30 (Thirty) years from the date of commencement of Lease i.e. from 2021 till 2050

2. RENEWAL OF LEASE:

2



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2023		

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2023		



ह व ल-१३		
१८६८	९८	
२०२३		

39/90e

All notices required to be issued to the Lessee shall be deemed to have been validly issued if delivered under acknowledgement at the office of the Lessee or sent by courier addressed to:-

Shri Vyanktesh Trust,
Registered office at: F.9, No. 19A,
S.No. 125/1A/1A/1/1/1 BLDG No.9,
Padmanabham, Tirupati Nagar, Warje,
Pune-411058

25 STAMP DUTY:

25.1 The Lessor and Lessee shall pay equally the cost of the stamp duty and registration for this Lease Deed.



ह व ल-१३		
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२०२३		

26 CUSTODY:

26.1 The Certified True Copy from the Registrar's office of this Lease Deed shall be with the Lessee and the original copy thereof with the Lessor.

27 HEADING:

27.1 The heading to various clauses hereinabove are given for sake of convenience and they should not in any manner either govern or interpret the actual wordings of the contract.

SCHEDULE-A

(Description of Entire Premises)

All that piece and parcel of the lands bearing plot Nos. 6 and 7 admeasuring 2,680 Sq. Mtrs. (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune and bounded as under:

On or East :	By Pt.No. 5
On or South :	By S.No.6
On or West :	By Pt.No.8
On or North :	By common Rd.

3/700

Hereinafter referred to as the 'LESSEE', (Which expression shall unless repugnant to or inconsistent with the context shall include, meaning its present and trustees and permitted assigns) of the SECOND PART

WHEREAS the terms 'Lessor' and the 'Lessee' shall hereafter collectively be referred to as 'parties' in this Lease Deed.



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AND WHEREAS the Lessor is entitled to all that piece and parcel of the lands bearing plot No. 6 & 7 admeasuring total of 2.680 Sq Mtrs (20.68 R) situated at S. No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Tal: Haveli, Dist: Pune (which Land is more particularly described in the Schedule-A, hereunder written and together hereinafter referred to as the "Entire premises".

STAMPS

And the Lessee wants to Lease the total constructed area of 690 Square Meters (7427 Sq. Ft.) which property is more particularly described in the Schedule - B, hereunder written and together hereinafter referred to as the "Leased premises"

AND WHEREAS Lessor has represented that the Lessor is sufficiently entitled to the leased premises and Lessee being satisfied about the same after due verification, the Lessee has agreed to take the Leased premises on Lease;

AND WHEREAS the Lessee herein desires / intends to run the educational activities including institute / school and other related activities, was in the search of suitable place for their institute school.



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83/30e

SCHEDULE-B

(Description of the Leased Premises)

Total leased admeasuring constructed Area of.. 690
Square Meters (7427 Sq. Ft.) situated at S. No.
125/1A/1A/1/1/1, Tirupati Nagar, Warje, Tal: Haveli,
Dist: Pune is the Leased Premises.

IN WITNESS WHEREOF, the Parties have executed
this Lease Deed as of the date first written above.

(LES



Mr. Shanu Ranchod Patel (LESSOR)

(LESSEE) - FOR SHRI VYANKTESH TRUST (LESSEE)



1 Mr. Sanjeev Dattatray Kulkarni
(Chairman and Managing Trustee)



2 Mrs. Jayalaxmi Sanjeev Kulkarni
(Secretary and managing Trustee)

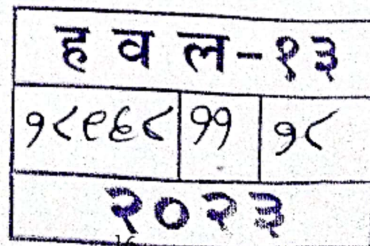
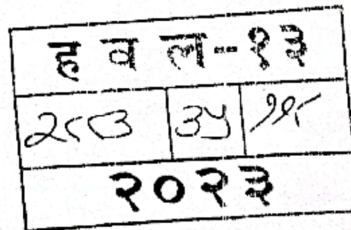
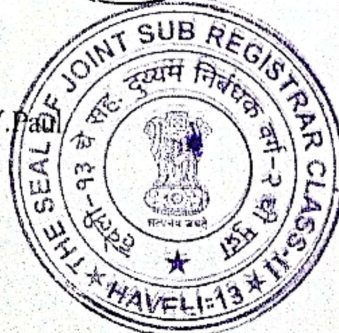
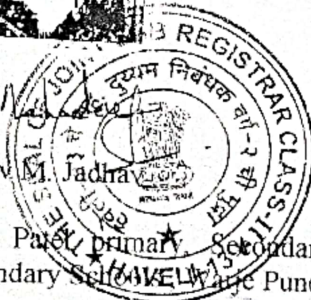
WITNESSES:

1) Sign.

Mr. Mahadev M. Jadhav
Principal
Shri Shanu Patel primary, Secondary, And
Higher Secondary School, Warje Pune- 58

2) Sign.

Mr. Samadhan V. Patil
Warje, Pune





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नॉन-रिजिस्ट्रार क्रमांक / Enrollment No 1218/19327/04281

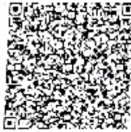
To,
गंजीव दत्तात्रय कुलकर्णी
Sanjeev Dattatray Kulkarni
BLDG NO-9A, FL NO-19, PADMANABHAM, TIRUPATI
NAGAR
NEAR OLD OCTRAI NAKA WARJE NAKA
Pune City
Warge Pune
Maharashtra 411058

06/02/2012

Ref: 11/08C/20582/21945/P



UE140175192IN



आपला आधार क्रमांक / Your Aadhaar No. :

3699 8136 8752

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



गंजीव दत्तात्रय कुलकर्णी
Sanjeev Dattatray Kulkarni
जन्म वर्ष / Year of Birth : 1965
पुरुष / Male



3699 8136 8752

आधार - सामान्य माणसाचा अधिकार

आपला आधार क्रमांक / Your Aadhaar No. :

7031 7779 8083

VID : 9102 2023 9135 7280

माझे आधार, माझी ओळख



Government of India



शानू रणछोड पटेल
Shanu Ranchod Patel
जन्म तारीख / DOB : 04/12/1943
पुरुष / Male



3490 2889 9208

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJEEV DATTATRAY KULKARNI

DATTATRAY TIMMAJI KULKARNI

09/08/1965

Permanent Account Number

ACEPK2881M

Signature



03022016



PUNE BAR ASSOCIATION

Reg. No. F/780/Pune

Adv. Manjare Kisan P.

Sanad No. : MAH/6317/2011

PBA/PM/NO. : 2631

PRESIDENT
PUNE BAR ASSOCIATION

mAadhaar App.

भारत सरकार
Government of India



जयलक्ष्मी गंजीव कुलकर्णी
Jayalaxmi Sanjeev Kulkarni
जन्म तारीख / DOB : 29/08/1972
नरितल FEMALE

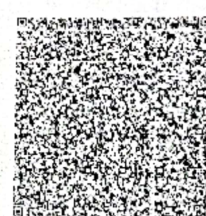
Issue Date: 31/03/2023



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
विलेज्ज नं-१९, फ्लॅट नं-१९, पद्मानभम, तिरुपती नगर, पुणे
जवळ नवरात्र जयळ, वारजे नका, पुणे सिटी, पुणे,
महाराष्ट्र - 411058
Address:
BLDG NO-9A, FL NO-
19 PADMANABHAM, TIRUPATI NAGAR,
NEAR OLD OCTRAI NAKA, WARJE NAKA,
Pune City, Pune,
Maharashtra - 411058



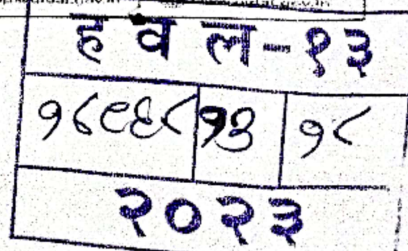
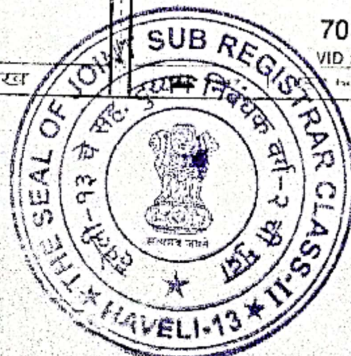
7031 7779 8083

VID : 9102 2023 9135 7280

माझे आधार, माझी ओळख

7031 7779 8083

VID : 9102 2023 9135 7280





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023209912692

Receipt Date 20/10/2023

Received from SHANU RANCHODDAS PATEL, Mobile number 9890502975, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 18968 dated 20/10/2023 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.

DEFACED

₹ 360

DEFACED

Payment Details

Bank Name IBKL

Payment Date 20/10/2023

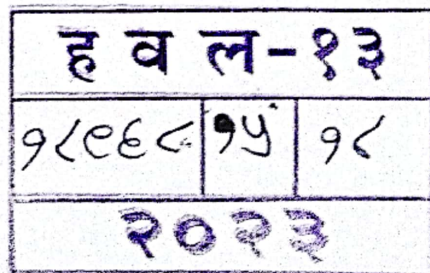
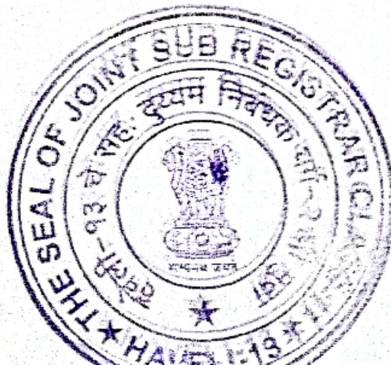
Bank CIN 10004152023102011987

REF No. 2864714820

Deface No 1023209912692D

Deface Date 20/10/2023

This is computer generated receipt, hence no signature is required.



8968

20 ऑक्टोबर 2023 4:38 म.नं.

दस्त गोषवारा भाग-1

हवल13

96195

दस्त क्रमांक: 18968/2023

मांक: हवल13/18968/2023

र मूल्य: रु. 00/-

मोबदला: रु. 00/-

मुद्रांक शुल्क: रु. 500/-

सह. दु. नि. हवल13 यांचे कार्यालयात

18968 वर दि.20-10-2023

36 म.नं. वा. हजर केला.

पावती:20461

पावती दिनांक: 20/10/2023

सादरकरणाचे नाव: शानू रणछोडदास पटेल

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

र करणाऱ्याची सही:

एकुण: 460.00

म. नि. हवल-13

सह. दुय्यम निबंधक, हवेली-13

प्रकार: 65-चुक दुरुस्ती पत्र

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न कोणत्याही नागरी क्षेत्रात

1. 20 / 10 / 2023 04 : 36 : 53 PM ची वेळ: (सादरीकरण)

2. 20 / 10 / 2023 04 : 37 : 58 PM ची वेळ: (फी)

प्रमाणपत्र

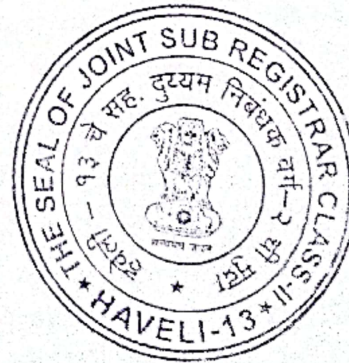
आम्ही लिहून देणार व लिहून घेणार
सत्य प्रतिज्ञेवर लिहून देतो की, सदर दस्तार
जोडलेली प्रत्येक प्रताने ही अस्तित्व व खरी
असून ही प्रती ही जमागत झाल्यानंतर आपल्यास
याबद्दल कोणत्याही प्रकारचे तक्रार करू नये
होणाऱ्या जबाबदार आम्ही जबाबदार राहू.

लिहून देणार

11.2.427

लिहून घेणार

Hulkani



3 4 41:35 PM

श्रवण 13/18968/2023

र :-65-चुक दुस्मनी पत्र

पत्रकाराचे नाव व पत्ता

नाव:शानू रणछोडदाम पटेल

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.:

७ तिरुपतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे.

पॅन नंबर:AAZPP7943E

पत्रकाराचा प्रकार

लिहून देणार

वय :-79

स्वाक्षरी:-

11.2.427

ध्यायाचित्र



उत्तरा प्रमाणित



नाव:श्री व्यंकटेश ट्रस्ट तर्फे अध्यक्ष मंजीव दत्तात्रय कुलकर्णी

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.:

इमारत न ९ पदमनामम तिरुपतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे.

पॅन नंबर:ACEPK2881M

लिहून देणार

वय :-48

स्वाक्षरी:-

872



नाव:श्री व्यंकटेश ट्रस्ट तर्फे मॅनेजिंग विश्वम्भ / सचिव जयलक्ष्मी मंजीव कुलकर्णी

पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.:

इमारत न ९ पदमनामम तिरुपतीनगर नगर वारजे पुणे, महाराष्ट्र, पुणे.

पॅन नंबर:AOLPK5010R

लिहून देणार

वय :-45

स्वाक्षरी:-

ghulkaam



पत्र करून देणार तथाकथीत 65-चुक दुस्मनी पत्र चा दमन एवज करून दिव्याचे कवुल करतात.

वेळ:20 / 10 / 2023 04 : 40 : 36 PM

यम निबंधक यांच्या ओळखीचे असून दमनएवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पत्रकाराचे नाव व पत्ता

व:वकील किमत पांडुरंग भांजरे

र:38

रा:कुडवे हवेली पुणे

त कोड:411023

ध्यायाचित्र



उत्तरा प्रमाणित



ची वेळ:20 / 10 / 2023 04 : 41 : 17 PM

वकील, हवेली-13

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दिनांक: 20/10/2023

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20 SEP 2024

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मु.शु.स्वकम-

500/-

वस्ताचा प्रकार- Memorandum of Understanding

वस्त नोंदणी करणार आहेत का? होय/नाही.-

मिळवलीचे वर्णन-

मुद्रांक दिवत घेणाऱ्याचे नांव- Shanu Patel

पत्ता- 7, Tirupati Nagar, Warje, Pune - 58

दुसऱ्या पक्षाकाराचे नांव- Vyankatesh Trust

हस्ते व्यक्तीचे नांव व पत्ता- Chh. tumari. M. K

कोन्हे- Pune - 38

नितीन ए. गांधी (पत्रवार्ता नं. 2209044)

शॉप नं. 29, केदार एम्पायर,

कर्जेट रोड, पुणे-40 फोन-2486248

हस्ते/मुद्रांक दिवत घेणाऱ्याचे



Extended Lease Deed

This Extended Lease Deed is made in addition to the Registered Lease Deed made on dated 16/02/2023 and the Registered Correction Deed made on 20/10/2023 and has brought into effect with the same Lease Deed. This extended Deed is:

Between

Mr. Shanu Ranchod Patel (Lessor)

Age. 78, Address: 7, Tirupati Nagar, Warje, Pune - 58

And

Shri Vyankatesh Trust (Lessee)

21.2.24

21.2.24



a public charitable trust bearing No.E- 8230/Pune
and Represented by its chairman / managing Trustee and Secretary

1) Mr. Sanjeev Dattatray Kulkarni (Chairman) 56 Years.

2) Mrs. Jaylaxmi Sanjeev Kulkarni. (Secretary) 49 Years.
and having its registered office at Fl.No.19-A/9,
Padmanabham, Tirupati Nagar, Warje, Pune - 58.

- Whereas the lessor is the owner of all the piece and parcel of the lands bearing Plot No. 6 & 7 ADMEASURING TOTAL OF 2680 Sq. Meters. (20.68 R) situated at S.No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Pune - 58 Taluka - Haveli Dist- Pune here in after referred to us the entire premises.
- The lessee has leased the total constructed area of 690 Sq. Meters. (7427 Sq.Ft.) along with the remaining open space of admeasuring total of 20.69 R. situated at S.No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Pune - 58 Taluka - Haveli Dist- Pune for the period of 30 Years for the education purpose which has made as per the registered Lease Deed conducting with commencing from January 1st 2019 .
- The lessee has leased the remaining open space land of the total of 20.69 R area situated at S.No. 125/1A/1A/1/1/1 Tirupati Nagar, Warje, Pune - 58 Taluka - Haveli Dist- Pune. for the purpose of additional education activities, such as conducting sports, playground, all the school activities, etc., at no extra cost with commencing from 1st January 2019. for the period of 30 Years .

IN WITNESS WHEREOF, the Parties have executed the extended Deed as of the first written above

(LESSOR)



MR. Shanu Ranchod Patel (LESSOR)

(LESSEE) FOR SHRI VYANKATESH TRUST



Signature

MR. Sanjeev Dattatray Kulkarni (LESSEE)



Signature

Mrs. Jayalaxmi Sanjeev Kulkarni

Witness:- 1) Signature

Name :- Mr. Mahadev M.Jadhav

Plot-7 Tirupati Nagar
Warje, Pune-58

2) Signature

Name :- Mrs. Madhura M.Mahajan

Shivane, Pune-58

NOTED & REGISTERED

AT SR. NO.:-

PAGES:-

DATE:-

21 SEP 2024

BEFORE ME



MAHENDRA MURLIDHAR KALE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
605, Haripriya, Vasant Kamal Vihar,
Warje, Pune-411 058